

59A Bartholomew Road, London NW5 2AH

Planning Statement

This statement is written in support of an application for minor material amendments to the planning permission granted on 21st April 2015 (ref. 2014/7420/P – Single storey rear extension to ground floor flat) for variation of condition 3 (approved plans) to allow for the addition of one side window, an entrance porch and three flat roof rooflights. Works in connection with this permission have not yet started on site.

In accordance with the re-issued Government guidance entitled '*Greater Flexibility for Planning Permissions*' the recommended route for dealing with minor material amendments after permission has been granted is through a S.73 application, which allows changes to conditions.

The guidance advises that an application for minor material amendments can be made through a S.73 application to change a condition listing approved plans. The guidance advises that local authorities should impose a condition listing approved plans on permissions as it would facilitate the use of S.73 to make minor material amendments.

The proposed alterations subject to this application are considered to fall within the definition of 'minor material amendment' as put forward within the guidance. This states that; "*A minor material amendment is one whose scale and nature results in a development which is not substantially different from the one which has been approved*".

As noted above, Government guidance recommends that such amendments are agreed via the substitution of drawings under a condition (in this case condition 3 of planning permission ref: 2014/7420/P) which requires the development to be built in accordance with the approved drawings.

Therefore this application seeks the variation of condition 3 of planning consent ref: 2014/7420/P dated 21st April 2015.

Condition 3 of the existing consent states the following;

"The development hereby permitted shall be carried out in accordance with the following approved plans: EX_OS; EX_F1; EX_S1; 0433-PL-211 Rev A; and 0433-PL-221 Rev A."

It is now requested that the condition is altered in order to include the drawings which show the modifications set out in this statement.

Therefore, it is now suggested that condition 3 be varied as follows:

"The development hereby permitted shall be carried out in accordance with the following approved plans BR SK1; BR SK2; BR SK3; BR SK6 and BR SK7."

Please note that BR SK4 and BR SK5 have been attached to this application for guidance only to show the previously approved proposal drawings.

Background

The application site relates to no. 59A Bartholomew Road, a ground floor flat with a rear garden. There are three stories above with one flat on the first floor and one flat occupying the second and third floors.

Planning permission (ref. 2014/7420/P) was granted on 21st April 2015 for the construction of a full width ground floor extension. Works in connection with this permission have not yet started on site.

The purpose of this application is to seek a minor material amendment with the addition of a small window on the ground floor side elevation of the house, the addition of three small rooflights to the extension flat roof and the addition of a small entrance porch to the proposed rear extension

Minor material amendments

The proposed new small window in the side access passage to the ground floor flat will be fitted to the side elevation. It is intended to provide light and ventilation to the new Playroom to allow for the omission of the window between the Playroom and the Lounge. The window will not be visible from either the street or from any other adjoining property and will have no impact on privacy either for the occupants of the ground floor flat or their neighbours.

The proposed three rooflights are intended to provide additional daylight to the entrance hall, the new dining kitchen area and the new lounge. Again there will be no impact on privacy as they are relatively small and they will be fitted with opaque rather than clear glazing.

The proposed new entrance porch is intended to provide a buffer between the outside access door to the flat and the inner hallway in much the same way as the existing entrance porch on the front elevation which serves the upper storey flats.

Overall, we consider that the proposed amendments do not materially change the character of the approved development. They raise no new significant planning issues and do not result in a substantially different development in the context of the approved planning permission. The changes will not result in any additional impacts on the amenity of neighbouring residents and will ensure that the quality of the architectural approach of the approved scheme is maintained, thereby ensuring that the new extension will make a positive contribution to the conservation area.

WKA – May 2015